

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting, June 25, 2004
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 9:00 a.m.**

ROLL CALL

ADMINISTRATIVE

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

1. Director's Report to the Commission

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report
- Finances and Budget
- GP 2020 Meeting Schedule

CONSENT AGENDA

2. Public Request to be Heard

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

3. Approval of Minutes: March 19, 2004, April 2, 2004, May 14, 2004

CONTINUED ITEMS**4. Steele Canyon/Loma Del Sol: Specific Plan Amendment, SPA 96-007, Major Use Permit Modification, P85-101W², Valle de Oro and Jamul/Dulzura Plan Areas (Stocks) (Continued from the hearing of June 11, 2004)**

The project proposes to amend the Steele Canyon/Loma Del Sol Specific Plan and to modify the Major Use Permit for the Steele Canyon Golf Course to allow the use of groundwater for irrigation purposes. The proposal would allow intermittent groundwater extraction to supply all or portions of the water needed to irrigate the golf course and the common landscaped areas within the residential portion of the development. Groundwater is proposed to be drawn from 8 wells and would be used to irrigate 150 acres of golf course and 12 acres of common landscaped areas, which includes roadside landscaping, 4 pocket parks and a clubhouse area. This Specific Plan is located northerly of Jamul Drive between Cotton Springs Lane and Fowler Canyon Road and is on the boundary between the Valle de Oro and Jamul/Dulzura Planning Areas.

5. Sprint PCS; Environmental Determination on ZAP 02-046, San Dieguito Community Planning Area (Bunнемeyer) (Continued from the hearing of June 11, 2004)

On May 5, 2004, the Board of Supervisors granted the appeal filed by the San Dieguito Community Planning Group and Rancho Santa Fe Association and remanded the environmental determination to the lower decision maker for reconsideration. The appeal was filed based on the environmental determination made by the Planning Commission on Minor Use Permit ZAP 02-046. The Planning Commission found the proposed project exempt from the California Environmental Quality Act (CEQA).

Minor Use Permit, ZAP 02-046 is a request to authorize the location and use of an unmanned wireless telecommunications facility within the County right-of-way on El Camino del Norte. The proposed facility will utilize a replaced 44-foot high SDG&E utility pole, and associated equipment cabinets.

6. Sprint PCS; Appeal of Minor Use Permit ZAP 03-048, San Dieguito Community Planning Area (Bunнемeyer) (Continued from the hearing of June 11, 2004)

This is an appeal filed by the San Dieguito Community Planning Group of the Zoning Administrator's February 17, 2004 approval of Minor Use Permit ZAP 03-048 for a wireless communication facility located within the Sun Valley Road public right-of-way, 375 feet west of El Camino Real. The project will consist of two omni antennas and one Global Positioning System (GPS) antenna

attached to 10-foot wide double cross-arms mounted on a new 48-foot tall SDG&E wood utility pole that will replace the existing 43-foot tall SDG&E pole. A concrete underground equipment vault will be located across the street. The General Plan Land Use Designation is (2) Residential and the zoning is RS (Residential).

LARGE SCALE/3.8 PROJECTS

7. Ryland Homes (Rancho San Vicente); SPA 03-007, P92-006W¹, VAC 03-019, Ramona Community Planning Area (Stocks)

This is a request to amend the Rancho San Vicente Specific Plan and to modify the associated Major Use Permit so that open space easements are not required within certain residential lots located adjacent to the Simon Open Space Preserve. Proposed Open Space Easement Vacations linked to this proposal are under the original jurisdiction of the Board of Supervisors. The affected lots are subject to the (21) Specific Plan Area (0.286) and the Land Use Designation S88 Specific Planning Area Use Regulations. This project is located south of the intersection of Vista Ramona Road and Arena Way.

REGULATORY PROJECTS

8. AT&T Wireless Polo Plaza; Major Use Permit P03-100, San Dieguito Community Plan Area (Murphy)

This is a request for a Major Use Permit P03-100 for a wireless telecommunications facility. The application is for the Major Use Permit to authorize the location and use of an unmanned wireless telecommunication facility and associated equipment cabinets. The facility will consist of six panel antennas, one GPS antenna, one microwave antenna all flush mounted on the building wall and painted to match the color of the existing two-story office building located at 3790 Via de la Valle in Del Mar. The antennas will be mounted on the façade of the building, 32 feet above ground level. Five equipment cabinets will be located inside the underground parking area of the existing building.

9. National Quarries Granite Saws and Polishing Plant; Major Use Permit Modification, P87-061W¹, Bonsall Community Planning Area (Sibbet)

The last Major Use Permit for the granite saws and processing plant was approved for 15 years and has expired. This Modification is now required to continue the operation. No change or increase in the sawing or processing plant activity is proposed. The cutting and polishing of granite is considered a secondary use to the quarry on the same property, which has been in operation

since 1942. The large diamond bit circular saw was replaced in the late 1990s with two diamond wire saws that have improved technology and produce less noise. This use is classified as Mining and Processing pursuant to Section 1810 of the Zoning Ordinance and pursuant to 2825c of the Zoning Ordinance; approval of a Major Use Permit is required to operate with the S82 Extractive Use Regulation. The General Plan designates this site as (18), Multiple Rural Use. The 210.9-acre property is located to the northwest of the intersection of Par Valley Drive and Twin Oaks Valley Road.

10. St. Peter's Chaldean Catholic Church Adult Day Health Care; Major Use Permit Modification, P78-038W⁶, Valle De Oro Community Planning Area (Laybourne)

The project proposes a modification to the existing Major Use Permit for St. Peter's Chaldean Catholic Church. The modification will allow an Adult Day Health Care use to occur in the church hall, Monday through Friday, 9:00 a.m. to 3:00 p.m. No new construction is proposed. The 4.8 project is completely developed with a church, hall, rectory and parking. It is located at 1627 Jamacha Way, east of Jamacha Road. The General Plan Land Use Designation is (3) Residential and the Use Regulation is A70 (Limited Agriculture).

ADMINISTRATIVE

- 11. Report on actions of Planning Commission's Subcommittees.
- 12. Designation of member to represent Commission at Board of Supervisors.
- 13. Discussion of correspondence received by Planning Commission.

DEPARTMENT REPORT

- 14. Scheduled Meetings.

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DEPARTMENT REPORT

14. Scheduled Meetings

July 9, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 23, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 6, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 20, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 1, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 15, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 29, 2004	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 5, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

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ADJOURNMENT

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.